



- Mid Terraced
- Kitchen/Diner
- Two Double Bedrooms
- Modern Bathroom
- Off Road Parking
- Enclosed Rear Garden

Alba Property View ...

*Finished to a high standard. Ideal
1st time home.*

**57 Caroline Park, Mid Calder,
Livingston, EH53 0SJ**

Offers Over £155,000



Alba Property are pleased to offer this well presented mid terraced property to the market. The property is situated in the popular village of Mid Calder and comprises: Lounge, Kitchen/Diner, Bathroom and Two Double Bedrooms. The property also benefits from off road parking and enclosed rear garden with own access. This is an ideal 1st time home and ready to move in.

Accommodation

Entrance Hall

The hall gives access to the lounge. Laminate flooring. Ceiling light. Coat hooks. Radiator. House alarm.

Lounge *15' 5" x 13' 1" (4.7m x 4.0m)*

The bright spacious lounge has a window to the front of the property, door to the kitchen and stairs to the upper level. Laminate flooring. Ceiling light. Built in cupboard under the stair.



Kitchen/Diner *15' 5" x 8' 10" (4.7m x 2.7m)*

The modern kitchen has been fitted with a range of wall and base units with contrasting work surface over. Inset sink with mixer tap and drainer. Built in double oven. Inset 4 ring gas hob with stainless steel hood over. Integrated fridge/freezer and dishwasher. Space for washing machine. There is also space for a dining table and chairs. Window and door to the rear of the property. Vinyl flooring. Ceiling light. Radiator.





Upper Landing

The upper landing gives access to the two bedrooms and family bathroom. Carpet. Radiator. Ceiling light. Built in cupboard providing storage space.

Bedroom 1 12' 2" x 9' 10" (3.7m x 3.0m)

The main bedroom has a window to the front of the property. Laminate flooring. Ceiling light. Radiator. The room benefits from a built in double wardrobe providing hanging and shelving space.

Bedroom 2 10' 2" x 8' 2" (3.1m x 2.5m)

The second bedroom has a window to the rear of the property. Laminate flooring. Ceiling light. Radiator. This room benefits from a built in double wardrobe with sliding doors.



Family Bathroom 6' 11" x 6' 7" (2.1m x 2.0m)

The bright modern bathroom comprises: push button WC, pedestal wash hand basin and bath with electric shower and screen over. Radiator. Tiled walls and flooring. Window to the rear of the property.

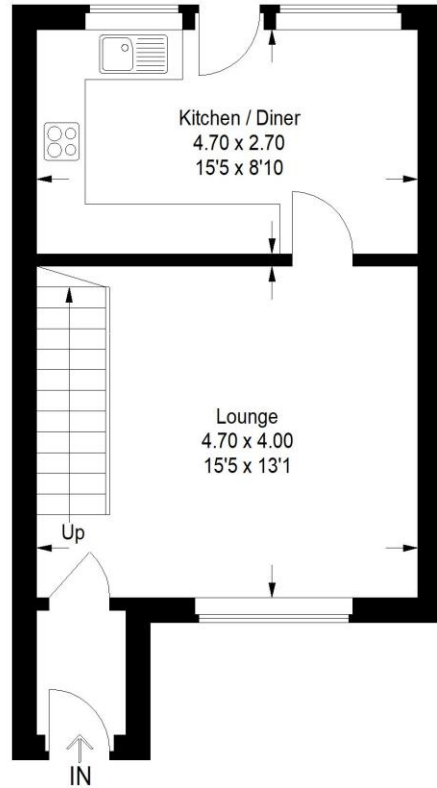
Externally

The front of the property has off road parking for one vehicle and there is additional visitor parking. The rear enclosed garden has been laid with decorative paving slabs and decorative chipped stones. There is a fence and gate to the rear giving access to the garden.

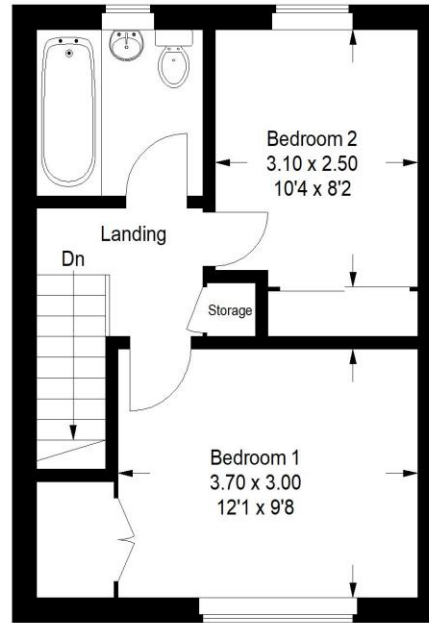


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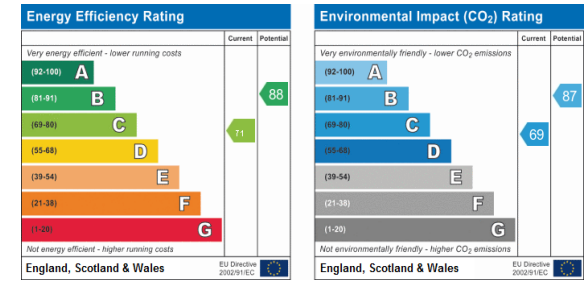
Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

Area

Mid Calder is a very popular small village on the outskirts of Livingston. There are excellent bus links to Edinburgh and it is close to both rail and road links to both Edinburgh and Glasgow. Mid Calder is located within 2 miles of Livingston town centre which offers an excellent range of shopping and leisure facilities. There are local amenities such as doctors, local shops, bars and restaurants in the village and there is a local primary school and close to Secondary Schools.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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